

# Village of Potsdam Available Commercial Properties



Do you have commercial property for sale or rent?

Send details to the Potsdam Planning & Development Office [[fhanss@vi.potsdam.ny.us](mailto:fhanss@vi.potsdam.ny.us)] or call us at [315] 265-1670 to list your property.

Be sure to visit these sites as well:

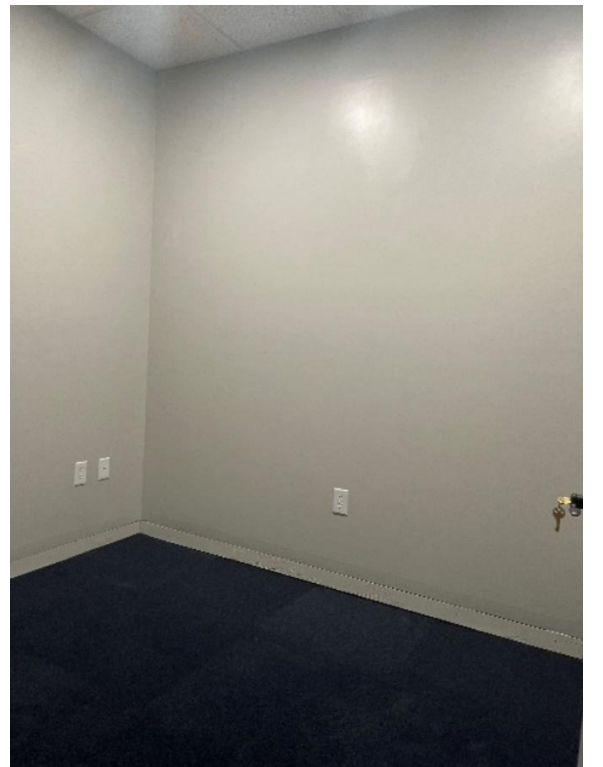
- [St. Lawrence County Board of Realtors®](#)
- [LoopNet™](#)
- [Xome®](#)
- [Century 21 Commercial](#)
- [Commercial Real Estate by Crexi](#)
- [St. Lawrence County Industrial Development Agency](#)

<b>Area:</b>	Downtown Potsdam
<b>Address:</b>	7 Beal Street***
<b>Zoning:</b>	Central Business District [CBD]
<b>Square Feet:</b>	8,000 on a .24-acre lot
<b>Configuration:</b>	Ground floor/Butler Steel Building with three large overhead doors
<b>Parking:</b>	On-site, municipal on-street parking, and Munson Street North Parking lot
<b>Previous uses:</b>	Commercial laundry and dry cleaners
<b>Rates and Terms</b>	For sale
<b>Owner/Agent:</b>	<p><b>Owner:</b> Potsdam Laundry &amp; Dry Cleaners 7 Beal St Potsdam NY 13676</p> <p><b>Sales Agent:</b> Teresa "Terri" Reed Fiacco Realty 149 Curtis Road Potsdam, NY 13676 Office: [315] 268-1338 Cell: [315] 903-4693</p>
<b>Notes:</b>	See <a href="#">listing</a> for more details.



\*\*\*Property may qualify for Downtown Commercial Rental Assistance. Contact the Potsdam Planning & Development Office.

<b>Area:</b>	Downtown Potsdam
<b>Address:</b>	22 Depot Street, Suite 19
<b>Zoning:</b>	Central Business District [CBD]
<b>Square Feet:</b>	1,267 total; three individual offices [72 square feet each]
<b>Configuration:</b>	Shared professional office space
<b>Parking:</b>	On-site, electrical charging stations near the entrance
<b>Previous uses:</b>	None
<b>Rates and Terms</b>	<ul style="list-style-type: none"> <li>• Conference room rental [\$30/hour or \$150/day]</li> <li>• Coworking space [starting at \$49/week or \$99/month]</li> <li>• Private offices [\$550/month]</li> </ul>
<b>Owner/Agent:</b>	Nicole Oullette Anchorspace Potsdam 22 Depot Street, Suite 19 Potsdam, NY 13676 Cell: [207] 613-5344 Email: <a href="mailto:info@anchorspace.com">info@anchorspace.com</a> Web: <a href="http://anchorspacepotsdam.com">anchorspacepotsdam.com</a>
<b>Notes:</b>	<ul style="list-style-type: none"> <li>• Private office rentals have access to kitchenette, conference room, and other shared spaces.</li> <li>• Open floorplan workspace [with high speed corded and WiFi available]</li> <li>• Private use commercial offices/space [bodywork, recording, etc.]</li> </ul>



<b>Area:</b>	Downtown Potsdam
<b>Address:</b>	22 Depot Street***
<b>Zoning:</b>	Central Business District [CBD]
<b>Square Feet:</b>	Various—see below
<b>Configuration:</b>	53,530 square foot, one-story enclosed mall with exterior/interior entrances
<b>Parking:</b>	On-site, electrical charging stations near the entrance; 165 Spaces [3.08 Spaces per 1,000 SF Leased]
<b>Previous uses:</b>	Professional office space
<b>Rates and Terms</b>	Negotiable
<b>Owner/Agent:</b>	Brooks Washburn Market Square Potsdam, LLC 22 Depot Street Potsdam, NY 13676 Office: [315] 268-1338 Email: brooks@northnet.org
<b>Notes:</b>	Available spaces: <ul style="list-style-type: none"> <li>• 660 square feet, temporarily occupied by the Children's Museum; rent is \$12 per square foot, per year [\$660 per month including utilities]</li> <li>• 1258 square feet; rent is \$12 per square foot, per year [\$1258 per month including utilities]</li> </ul> 838 square feet; rent is \$12 per square foot, per year [\$838 per month including utilities]



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<b>Area:</b>	Downtown Potsdam***
<b>Address:</b>	20 Elm Street, Suite 101
<b>Zoning:</b>	Central Business District [CBD]
<b>Square Feet:</b>	
<b>Configuration:</b>	Ground floor
<b>Parking:</b>	On-street and rear parking lot
<b>Previous uses:</b>	Business/professional office
<b>Rates and Terms</b>	Negotiable
<b>Owner/Agent:</b>	<b>Owner:</b> Clark R Porter 559D County Route 24 Gouverneur, NY 13642 Office: [315] 486-2393
<b>Notes:</b>	



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<b>Area:</b>	Downtown Potsdam
<b>Address:</b>	22 Main Street***
<b>Zoning:</b>	Central Business District [CBD]
<b>Square Feet:</b>	2,542
<b>Configuration:</b>	Two buildings, two stories
<b>Parking:</b>	On site, ten spaces
<b>Previous uses:</b>	Ice cream shop and four one-bedroom rentals
<b>Rates and Terms</b>	For sale
<b>Owner/Agent:</b>	<p><b>Owner:</b> DNL Management LLC 9 County Route 31 Madrid NY 13660</p> <p><b>Sales Agent:</b> Ariane Palmer Palmer Realty Office: [315] 742-8100</p>
<b>Notes:</b>	See <a href="#">listing</a> for more details.



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<b>Area:</b>	Downtown Potsdam
<b>Address:</b>	59-61 Maple Street ***
<b>Zoning:</b>	Business District [B-1]
<b>Square Feet:</b>	1.5 acres, three buildings
<b>Configuration:</b>	Ground floor garage, free standing retail/commercial building, free standing storage building
<b>Parking:</b>	Free on-site parking
<b>Previous uses:</b>	Auto repair, gasoline sales, retail
<b>Rates and Terms</b>	For sale
<b>Owner/Agent:</b>	<p><b>Owner:</b> North End Auto Repair &amp; Salvage 101 River Rd Potsdam NY 13676</p> <p><b>Sales Agent:</b> André P.C. Lacombe Re/Max North Country 68 Cornelia Street Plattsburgh, NY 12901 Office: [518] 563-1200 Cell: [518] 534-0760 Email: andrelacombe@remax.net</p>
<b>Notes:</b>	See <a href="#">listing</a> for more details.



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<b>Area:</b>	Downtown Potsdam
<b>Address:</b>	21 Market Street***
<b>Zoning:</b>	Central Business District [CBD]
<b>Square Feet:</b>	1,800 [approximate]
<b>Configuration:</b>	Ground floor
<b>Parking:</b>	Municipal on-street, front and rear; Prosh and Raymond Street North Village Parking lots
<b>Previous uses:</b>	Bakery and café
<b>Rates and Terms</b>	Negotiable
<b>Owner/Agent:</b>	Woe Realty Assoc. LLC Shannon Klein, Manager 7 Hillside Dr Thiells, NY 10984 Office: [315] 267-6766 Email: potsdamapartments@gmail.com
<b>Notes:</b>	Space includes complete bakery/café commercial kitchen and retail equipment, multiple refrigerated display cases, a bathroom, and furniture - it is practically turnkey!




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<b>Area:</b>	Downtown Potsdam
<b>Address:</b>	29 Market Street***
<b>Zoning:</b>	Central Business District [CBD]
<b>Square Feet:</b>	1,200 square feet
<b>Configuration:</b>	Ground floor
<b>Parking:</b>	On-street, Prosh and Main Street parking lots
<b>Previous uses:</b>	Retail
<b>Rates and Terms</b>	Negotiable
<b>Owner/Agent:</b>	Larry Hazen Trezza Realty LLC 17 Market St Potsdam NY 13676 Office: [315] 212-2707 Email: lawrencehazen@gmail.com
<b>Notes:</b>	



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<b>Area:</b>	Downtown Potsdam	 <p>***Property may qualify for Downtown Commercial Rental Assistance. Contact the Potsdam Planning &amp; Development Office.</p>
<b>Address:</b>	71 Market Street***	
<b>Zoning:</b>	Central Business District [CBD]	
<b>Square Feet:</b>	7,500	
<b>Configuration:</b>	One story	
<b>Parking:</b>	Twelve on-site parking spaces	
<b>Previous uses:</b>	Four rental spaces, all currently rented [office space, dance studio], and warehouse space	
<b>Rates and Terms</b>	For sale	
<b>Owner/Agent:</b>	<p><b>Owner:</b> Melchior William PO Box 306 Hannawa Falls NY 13647</p> <p><b>Sales Agent:</b> Amanda Fiacco Office: [978] 669-4028 Cell: [315] 261-9809</p>	
<b>Notes:</b>	The warehouse has a high bay rolling door with hydraulic loading dock. See <a href="#">listing</a> for more details.	

<b>Area:</b>	Pierrepont/State Highway 56	 <p>***Property may qualify for Downtown Commercial Rental Assistance. Contact the Potsdam Planning &amp; Development Office.</p>
<b>Address:</b>	37 Pierrepont Ave***	
<b>Zoning:</b>	One-family residential [R-1] with commercial use variance	
<b>Square Feet:</b>	2,000	
<b>Configuration:</b>	Single story	
<b>Parking:</b>	On site, 18 spaces	
<b>Previous uses:</b>	Doctor's office	
<b>Rates and Terms</b>	For sale	
<b>Owner/Agent:</b>	<p><b>Owner:</b> Potsdam Eye Care LLC 450 Margaret St Plattsburg NY 12901</p> <p><b>Sales Agent:</b> Melinda St. Hilaire Home Roots Realty Office: [518] 578-0138</p>	
<b>Notes:</b>	See <a href="#">listing</a> for more details.	

<b>Area:</b>	Outer Market Street
<b>Address:</b>	174 Market Street
<b>Zoning:</b>	Business District [B-1]
<b>Square Feet:</b>	4,500
<b>Configuration:</b>	Ground floor, garage
<b>Parking:</b>	On-site
<b>Previous uses:</b>	Automobile repair
<b>Rates and Terms</b>	For sale
<b>Owner/Agent:</b>	<p><b>Owner:</b>  Monro Muffler Brake Inc  C/O Baden Tax Management LLC  6920 Pointe Inverness Way 301  Fort Wayne IN 46804</p> <p><b>Sales Agent:</b>  Patrick Agen  Pavia Real Estate Services  Office: [315] 736-1555  Email: <a href="mailto:pvagaen@PavisRealEstate.com">pvagaen@PavisRealEstate.com</a></p>
<b>Notes:</b>	See <a href="#">listing</a> for more detail.



<b>Area:</b>	Outer Market Street
<b>Address:</b>	185 Market Street
<b>Zoning:</b>	Business District [B-1]
<b>Square Feet:</b>	6,200 – 7,700 square feet
<b>Configuration:</b>	Ground floor, two commercial rentals
<b>Parking:</b>	On-site 7.79/1,000 SF
<b>Previous uses:</b>	Food service establishments
<b>Rates and Terms</b>	Negotiable: rental rate is \$12.00 per square foot per year
<b>Owner/Agent:</b>	<p><b>Owner:</b>  Grace Peace Potsdam LLC  43 Main St  Canton NY 13617</p> <p><b>Sales Agent:</b>  Ms. Lee Salvetti  Cushman &amp; Wakefield/Pyramid Realty  5845 Widewaters Parkway, Suite 200  East Syracuse, NY 13057  Office: [315] 254-3447  Email: <a href="mailto:Lsalvetti@pyramidbrokerage.com">Lsalvetti@pyramidbrokerage.com</a></p>
<b>Notes:</b>	See <a href="#">listing</a> for more details.



<b>Area:</b>	Outer Market Street
<b>Address:</b>	60 Country Lane
<b>Zoning:</b>	Business District [B-1]
<b>Square Feet:</b>	2,830
<b>Configuration:</b>	One building/2 stories on one acre
<b>Parking:</b>	30 spaces
<b>Previous uses:</b>	Retail
<b>Rates and Terms</b>	For sale
<b>Owner/Agent:</b>	<p><b>Owner:</b> Terra Development Inc 208 Sissonville Rd Potsdam NY 13676</p> <p><b>Sales Agent:</b> Lisa O'Brien O'Brien Properties, LLC Office: [315] 244-5746</p>
<b>Notes:</b>	See <a href="#">listing</a> for more details.

